



Senate

General Assembly

File No. 532

January Session, 2001

Substitute Senate Bill No. 1299

Senate, May 1, 2001

The Committee on Transportation reported through SEN. CIOTTO of the 9th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE AUTHORITY OF THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT REGARDING AN AIRPORT DEVELOPMENT ZONE AT BRADLEY INTERNATIONAL AIRPORT AND THE ROUTE 34 PARCEL IN NEW HAVEN.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (a) Notwithstanding the provisions of the general
2 statutes or any special act, the Department of Economic and
3 Community Development, after consultation and with the advice of
4 the Department of Transportation, shall (1) assume care and control of
5 the property known as the Route 34 property in the town and city of
6 New Haven, described in section 3 of public act 94-3 of the November
7 special session, as amended by this act, and (2) act in cooperation with
8 the Department of Transportation in designating potential areas of
9 economic development at Bradley International Airport, provided
10 such development is consistent with the Airport Master Plan,
11 including any revisions or updates, and with federal regulations and
12 conditions applicable to airport operations and conditions of federal

13 funding or land transfer agreements.

14 (b) The Department of Economic and Community Development,
15 after consultation and with the advice of the municipality in which the
16 property described in subsection (a) of this section are located, shall
17 take all action reasonable or necessary to prepare said properties for
18 economic development, including, but not limited to, obtaining
19 regulatory approvals and permits.

20 (c) The Department of Economic and Community Development,
21 after approval of the State Properties Review Board, may lease or
22 convey the Route 34 property in whole or in part.

23 (d) The Department of Economic and Community Development
24 shall assist the Department of Transportation, as the Department of
25 Transportation may from time to time require, in taking all reasonable
26 actions necessary to prepare Bradley International Airport economic
27 development properties for approved development including, but not
28 limited to, obtaining regulatory approvals and permits.

29 Sec. 2. Section 3 of public act 94-3 of the November special session is
30 repealed and the following is substituted in lieu thereof:

31 [(a)] Notwithstanding any provision of the general statutes to the
32 contrary, the Commissioner of Transportation shall transfer to the
33 Commissioner of Economic and Community Development care and
34 control of a parcel of land located in the city and town of New Haven,
35 having an area of approximately 25.71 acres, and bounded by the
36 following streets: To the north by North Frontage Road, to the west by
37 the Ella Grasso Boulevard, to the south by South Frontage Road, also
38 known as Legion Avenue, and to the east by the westerly face of the air
39 rights parking garage located to the east of Park Street. Said parcel of
40 land is identified on a department of transportation map entitled
41 "Construction of RTE 34/Frontage Rds., Ella T. Grasso Blvd. & Derby
42 Ave., Proj. No. 92-314, Sheet 3 of 204" as lots 1 through 6 and the portion

43 of the lot between Park Avenue and the westerly face of the air rights
44 parking garage. The Commissioner of Transportation shall locate the
45 southerly highway line of the relocated Route 34 as far to the north as
46 possible in order to maximize the size of said parcel of land, consistent
47 with the needs of the Department of Transportation to construct and
48 maintain a highway for east and west travel.

49 [(b) Notwithstanding any provision of the general statutes to the
50 contrary, the commissioner of economic development shall lease said
51 parcel of land to the Thirty-Four Development Corporation, or any
52 successor to said corporation by change of name only, subject to the
53 approval of the attorney general and the state properties review board
54 and for a cost of not more than one dollar per year during the term of
55 said lease.

56 (c) The Thirty-Four Development Corporation or such successor to
57 said corporation shall use said parcel of land for biomedical, advanced
58 technology and other economic base projects, and associated
59 infrastructure including parking and other support services, which
60 projects and services are intended to enhance the economic revitalization
61 of (1) residential neighborhoods adjacent to said parcel and (2) the city
62 and town of New Haven. If said parcel is not used for said purposes, the
63 lease shall terminate.

64 (d) The state properties review board shall complete its review of the
65 lease of said parcel of land not later than thirty days after it receives a
66 proposed agreement from the department of economic development.]

67 Sec. 3. This act shall take effect from its passage.

TRA *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: Minimal Costs, Workload Increase

Affected Agencies: Departments of Transportation and Economic and Community Development

Municipal Impact: None

Explanation**State Impact:**

Existing program staff at DECD could handle the workload associated with any documents required, assisting the DOT in designating areas and preparing Bradley International Airport for economic development, or pre-permitting properties. Any increase in costs for permits is anticipated to be minimal and can be handled within resources. It is anticipated DECD would have worked, in the course of their current duties, on these projects with the developers involved.

This bill requires the Department of Economic and Community Development (DECD), after consultation and advice of the Department of Transportation (DOT), to 1) assume care and control of Route 34 property in New Haven and to 2) act in cooperation with the DOT in designating potential areas of economic development at Bradley International Airport as long as the development is consistent with the Airport Master Plan and has other associated requirements.

The bill also eliminates the transfer of the parcel of land on Route 34 in New Haven to Thirty-Four Development Corporation or to any of its successors. Thus, the land will remain under the care and control of DECD. The current fair market value of this land could range between \$5 to \$6 million.

Municipal Impact:

Since the bill would accelerate or front load the need for certain permits, and not change how many would be needed, no net increase in the workload of the municipalities involved is anticipated.

OLR Bill Analysis

sSB 1299

AN ACT CONCERNING THE AUTHORITY OF THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT REGARDING AN AIRPORT DEVELOPMENT ZONE AT BRADLEY INTERNATIONAL AIRPORT AND THE ROUTE 34 PARCEL IN NEW HAVEN.**SUMMARY:**

This bill requires the Department of Economic and Community Development (DECD) to assume care and control of the Route 34 property in New Haven from the Department of Transportation (DOT). DECD must prepare the property for economic development and obtain necessary state and local permits and approvals, after consulting with the City of New Haven. It can lease or convey all or part of the property if the State Properties Review Board approves the transaction.

The bill requires DECD to help DOT designate areas at Bradley International Airport for economic development, which must be consistent with the airport's master plan, including revisions and updates; federal regulations; and requirements relating to airport operations, federal funding, and land transfer agreements. DECD must also help DOT prepare the airport for economic development, including obtaining state and local permits and approvals.

EFFECTIVE DATE: Upon passage

ROUTE 34 PROPERTY

The law already requires DOT to transfer the property to DECD. The bill specifies that DECD must assume care and control to prepare the property for economic development. It eliminates the requirement that DECD transfer the property to the Thirty-Four Corporation or any of its successors and use it for biomedical, advanced technology, or other economic based projects.

BACKGROUND***Legislative History***

On April 11, the Senate referred the bill to the Transportation Committee, which changed the provisions regarding Bradley International Airport. The original version of the bill required DECD to assume care and control of the “airport development zone” at Bradley from DOT and to prepare the zone for economic development. The committee dropped this provision and instead added the provision requiring DECD to help DOT designate and prepare areas at Bradley for this purpose and reported the bill favorably on April 19.

COMMITTEE ACTION

Commerce Committee

Joint Favorable Substitute

Yea 26 Nay 0

Transportation Committee

Joint Favorable Substitute

Yea 21 Nay 0